

# ARUN VIHAR RESIDENTS WELFARE ASSOCIATION, NOIDA

AVRWA/127/AGM

21 July 2026

## MINUTES OF THE ANNUAL GENERAL BODY MEETING (AGM) HELD AT AVCC ON 03 MAY 2026 AT 10:00 A.M.

### AGENDA POINT - 1

1. The quorum of members having been completed, the AGM was commenced with the Chairman extending a warm welcome to all members, who were present at the meeting.
2. Before the Commencement of the Proceedings, the Chairman brought out that a large number of members or their spouses had left for the heavenly abode during the period from 10 November 2024 to 03 May 2026. The Chairman enquired with the members if they would want the names of all the 147 deceased members/ their spouses to be read out. With the consent of the members, the names were not read out and the house proceeded to observe two minutes of silence and pray for the departed souls. For the purpose of record, the name of members/ their spouses, though not read out, are listed as follows:-

| S.NO. | NAME                                | H.NO/Sec | Date of Death |
|-------|-------------------------------------|----------|---------------|
| 1     | Mrs Satwant Bajwa                   | 1057/37  | 05/11/2024    |
| 2     | Shri IS Jallodia                    | 1849/37  | 13/11/2024    |
| 3     | Mrs Munni Devi W/o Lt SD Sharma     | 581/37   | 15/11/2024    |
| 4     | Mrs Sarla Punj W/o Late Col SK Punj | 287/28   | 20/11/2024    |
| 5     | Brig NN Kharbanda                   | 1401/37  | 20/11/2024    |
| 6     | Mrs Swarna Bhatia W/o Gen Bhatia    | 505/29   | 29/11/2024    |
| 7     | W/o Sub Hari Chand Saini            | 763/37   | 03/12/2024    |
| 8     | Mr RK Gosai                         | 835/29   | 04/12/2024    |
| 9     | W/o Brig RK Verma                   | 391/28   | 16/12/2024    |
| 10    | W/o Col AK Rajpal                   | 1277/29  | 20/12/2024    |
| 11    | Lt Col MM Lamba                     | 174/29   | 05/12/2024    |
| 12    | Col Sudharshan Kumar Sobti          | 886/29   | 14/12/2024    |
| 13    | Col Sukhlal                         | 1198/29  | 21/12/2024    |
| 14    | Col BS Chima                        | 679/29   | 24/12/2024    |
| 15    | W/o Col Quesar Alam                 | 1782/29  | 29/12/2024    |
| 16    | Col (Dr) IS Parmar                  | 1363/29  | 30/12/2024    |
| 17    | Brig DP Chopra                      | 268A/29  | 31/12/2024    |
| 18    | Mr Sudip Sarkar                     | 437F/29  | 06/01/2025    |
| 19    | Lt Bhog Singh                       | 1179/29  | 06/01/2025    |
| 20    | Air Cmde ON Kapoor                  | 33/37    | 06/01/2025    |
| 21    | Maj JP Tampta                       | 612/28   | 06/01/2025    |
| 22    | Shri RS Yadav                       | 654/37   | 08/01/2025    |
| 23    | Shri Lt Col Vinod Kumar Vig         | 1157/29  | 14/07/2025    |
| 24    | Brig TD Bhatia                      | 135/37   | 17/01/2025    |
| 25    | Mrs Prem Drall W/o Lt Col DS Drall  | 1316/29  | 18/01/2025    |
| 26    | Lt Col (Dr) RK Dutta                | 1374/29  | 24/01/2025    |
| 27    | Maj Gen RK Jain                     | 460/29   | 24/01/2025    |
| 28    | Lt Col JN Luthra                    | 301/37   | 26/01/2025    |
| 29    | Mrs Jank Nakra                      | 40/28    | 30/01/2025    |
| 30    | Mrs Asha Vij W/o Late Col RK Vij    | 1121/37  | 04/02/2025    |
| 31    | Mrs Bitala Devi W/o Shri Ram Das    | 611/29   | 10/02/2025    |
| 32    | Mrs Anju Makkar                     | 615/29   | 23/02/2025    |
| 33    | Col MK Satija                       | 628/28   | 04/03/2025    |
| 34    | Mrs Rachna Dogra W/o Col RN Dogra   | 85/29    | 09/03/2025    |

*Ge. J. M. M.*



|    |                                         |         |            |
|----|-----------------------------------------|---------|------------|
| 35 | W/o Shri KS Bhandari                    | 195/37  | 26/03/2025 |
| 36 | Col Aman S Yadav                        | 153/28  | 26/03/2025 |
| 37 | W/o Col Nirmal Singh                    | 1162/29 | 26/03/2025 |
| 38 | Mr Nikhil Datta S/o Shri Tarun Datta    | 180/37  | 29/03/2025 |
| 39 | Col Ashok Kumar Khanuja                 | 219/29  | 30/03/2025 |
| 40 | Wg Cdr BS Katiyal                       | 1381/29 | 01/04/2025 |
| 41 | Col KJS Gill                            | 1533/37 | 01/04/2025 |
| 42 | Col AS Suphiya                          | 1190/29 | 02/04/2025 |
| 43 | Mrs Sunila Narang W/o Brig BM Narang    | 426/28  | 02/04/2025 |
| 44 | Col Rs Chauhan                          | 86/29   | 06/04/2025 |
| 45 | Col Narendra Kumar Joshi                | 726/29  | 14/04/2025 |
| 46 | Maj Gen WK Chadha                       | 176/37  | 17/04/2025 |
| 47 | Mr Pawan Mujal                          | 644/28  | 17/04/2025 |
| 48 | Mr Satyapal Kohal                       | 1184/29 | 21/04/2025 |
| 49 | Col YP Devgan                           | 1553/29 | 25/04/2025 |
| 50 | Mrs Shail Tiwari                        | 48/37   | 25/04/2025 |
| 51 | Col Vikram Singh                        | 546/29  | 27/04/2025 |
| 52 | Mrs Usha Aggarwal                       | 1054/29 | 02/05/2025 |
| 53 | Prof(Dr) Mrs Vinod Negi W/o Col RS Negi | 210/29  | 11/05/2025 |
| 54 | Maj Gen KP Deswal                       | 28/28   | 22/05/2025 |
| 55 | Mr Ramvir Singh Chauhan                 | 477/29  | 24/05/2025 |
| 56 | Col RC Madan                            | 241/37  | 25/05/2025 |
| 57 | Mrs Sushma Jagota                       | 236/28  |            |
| 58 | Brig OP Batra                           | 139/28  | 16/06/2025 |
| 59 | Smt Laxmi Dat Bhandari                  | 961/37  | 21/06/2025 |
| 60 | Mrs Swadesh Saigal                      | 146/37  | 25/06/2025 |
| 61 | Mrs Kamla Sharma                        | 693/29  | 26/06/2025 |
| 62 | Col DS Alagh                            | 337/29  | 15/06/2025 |
| 63 | Smt Urmila Devi                         | 868/37  | 29/06/2025 |
| 64 | Smt Rama Rani Shukla                    | 431/29  | 29/06/2025 |
| 65 | Col PN Maria                            | 867/29  | 06/07/2025 |
| 66 | Mrs Sheela Ahuja                        | 128/37  | 12/07/2025 |
| 67 | Mrs Chandra Kanta                       | 364/28  | 30/07/2025 |
| 68 | Maj Gen DK Mukherji                     | 384/28  | 03/08/2025 |
| 69 | Brig SM Chand                           | 1072/37 | 08/07/2025 |
| 70 | Lt Col Vem Prakash Sharma               | 519/28  | 13/08/2025 |
| 71 | Col MM Pandey                           | 1792/37 | 13/08/2025 |
| 72 | Col SN Gupta                            | 423/29  | 18/08/2025 |
| 73 | Col Sarup Puri                          | 1096/37 | 21/08/2025 |
| 74 | Mrs Kharbanda                           | 1059/37 | 02/09/2025 |
| 75 | Lt Col Ashok Kak                        | 670/29  | 12/09/2025 |
| 76 | Col (Dr) AK Sood                        | 1171/29 | 13/09/2025 |
| 77 | Mrs Imdda Maria Smith                   | 437C/29 | 18/09/2025 |
| 78 | H/Capt PE Duseph Abraham                | 756/28  | 20/09/2025 |
| 79 | Col PS Dutta                            | 1075/29 | 21/09/2025 |
| 80 | Shri KN Kakshminarayana                 | 679/37  | 23/09/2025 |
| 81 | Mrs Sheela Lamba                        | 03/37   | 24/09/2025 |
| 82 | Brig Vinod Kumar Nijhawan               | 22/37   | 24/09/2025 |
| 83 | Col RR Vasudev                          | 341/29  | 27/09/2025 |
| 84 | Smt Santosh Dewan                       | 130/37  | 29/09/2025 |
| 85 | Maj VP Sharma                           | 1337/37 | 05/10/2025 |
| 86 | Col BS Mann                             | 435F/29 | 05/10/2025 |
| 87 | Col SK Nangia                           | 1151/29 | 08/10/2025 |
| 88 | Mrs Renu Singh                          | 1113/29 | 09/10/2025 |
| 89 | Brig MK Sardana, VSM                    | 49/37   | 12/10/2025 |
| 90 | Mrs Neeru Ahuja                         | 194/29  | 13/10/2025 |
| 91 | Sub Jagdish Chander Nagpal              | 866/37  | 20/10/2025 |
| 92 | Maj AK Srivastava                       | 707/28  | 21/10/2025 |
| 93 | Capt RK Singh                           | 192/28  | 22/10/2025 |
| 94 | Col Harbans Singh                       | 580/29  | 26/10/2025 |

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|-----|----------------------------------------|---------|------------|
| 95  | Dr Sunita Prasad                       | 1928/37 | 20/09/2025 |
| 96  | Brig Gurdial                           | 242/37  | 31/10/2025 |
| 97  | Mrs Kalpesluwari Devi Naini            | 1746/37 | 18/10/2025 |
| 98  | Shri Devendra Singh                    | 77/28   | 09/11/2025 |
| 99  | Maj Gen JC Pant                        | 1164/29 | 13/11/2025 |
| 100 | Brig KK Lakhanpal,VSM                  | 71/37   | 19/11/2025 |
| 101 | Brig SS Grewal                         | 472/28  | 20/11/2025 |
| 102 | Sub DP Badola                          | 1727/37 | 22/11/2025 |
| 103 | W/o Lt Gen Gurbir Man Singh            | 584/29  | 27/11/2025 |
| 104 | Mrs Baljinder Kaur                     | 929/37  | 02/07/2025 |
| 105 | Mrs Savitri Devi                       | 1263/37 | 05/12/2025 |
| 106 | Brig VK Saxena                         | 399/37  | 06/12/2025 |
| 107 | Shri RK Sheroan                        | 1974/37 | 06/12/2025 |
| 108 | Maj SM Sharma                          | 258/28  | 10/12/2025 |
| 109 | Nb Sub MA Joshy                        | 1445/37 | 11/12/2025 |
| 110 | Mrs Savitri Singh                      | 100/28  | 14/12/2025 |
| 111 | Shri Anup Singh                        | 545/28  | 15/12/2025 |
| 112 | Sardar DS Bedi                         | 290/37  | 29/12/2025 |
| 113 | W/o Lnk Dilbag Singh                   | 2037/37 | 29/12/2025 |
| 114 | Shri Manmohan Sahay                    | 712/37  | 31/12/2025 |
| 115 | Col OK Opal                            | 1343/29 | 13/12/2025 |
| 116 | Lt Col Jawhar Lal Wahi                 | 46/28   | 02/01/2026 |
| 117 | Lt Col VK Vohra                        | 408/29  | 03/01/2026 |
| 118 | W/o Brig RK Verma                      | 1128/37 | 04/01/2026 |
| 119 | Lt Col Prem Nath                       | 1329/29 | 04/01/2026 |
| 120 | F/o Shri Bhaskar Jha                   | 283/29  | 23/01/2026 |
| 121 | Sub HD Phullera                        | 578/37  | 03/02/2026 |
| 122 | Lt Col CM Sachdeva                     | 930/29  | 07/02/2026 |
| 123 | Maj Gen GK Sen                         | 608/29  | 07/02/2026 |
| 124 | Col Franklin Dorairaj                  | 293/28  | 11/02/2026 |
| 125 | Col Jivan singh Dhilan                 | 382/28  | 11/02/2026 |
| 126 | Smt Kaushalya Bisht                    | 987/37  | 13/02/2026 |
| 127 | Lt Col SP Chopra                       | 1120/29 | 18/02/2026 |
| 128 | Shri Baldev Raj Kataria                | 614/37  | 28/02/2026 |
| 129 | Lt Gen Gorakh Nath                     | 1095/37 | 01/03/2026 |
| 130 | Brig Prem Malhotra                     | 244/37  | 04/03/2026 |
| 131 | Mr Neeraj S/o Lt Col R S Choudhary     | 1529/29 | 06/03/2026 |
| 132 | Shri Kirpal Singh                      | 237/37  | 10/03/2026 |
| 133 | Col So Nath Pandit                     | 217/37  | 13/03/2026 |
| 134 | Brig Pathak                            | 39/29   | 15/03/2026 |
| 135 | Mr Gurdip                              | 1620/37 | 15/03/2026 |
| 136 | Shri Satyanand Duggal                  | 1111/37 | 24/03/2026 |
| 137 | Lt Col Udai Singh S/o Maj Gen BS Bisht | 508/29  | 01/04/2026 |
| 138 | Brig JC Sindhi                         | 114/37  | 05/04/2026 |
| 139 | Mr Ranjan Mittal                       | 324/28  | 06/04/2026 |
| 140 | Shri Gulab singh                       | 874/37  | 16/04/2026 |
| 141 | Col Prabhat Agarwal                    | 1110/37 | 16/04/2026 |
| 142 | Col DK Anand                           | 1714/29 | 17/04/2026 |
| 143 | W/o Sub JN Singh                       | 1665/37 | 18/04/2026 |
| 144 | W/o Lt Gen RL Kapur                    | 64/28   | 21/04/2026 |
| 145 | Col Devinder Sharma                    | 467/28  | 24/04/2026 |
| 146 | Mrs Sarojini Chopra                    | 1049/37 | 26/04/2026 |
| 147 | Maj Gen Ramesh Chander                 | 513/37  | 03/05/2026 |

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3. **Opening Address by the Chairman**

(a) At the outset, the Chairman thanked the previous Managements for their significant contribution towards development of Arun Vihar.

(b) **Introduction to present Management Committee Members** - The Chairman then introduced the following members of the present Management Committee :-

- (a) Lt Col CK Sharma (Retd), Vice Chairman
- (b) Maj Gen Devendra Kapur (Retd), Member Finance
- (c) Mrs Geeta Gumber, Member Arboriculture
- (d) Col Vivek Goswami (Retd), Member Project
- (e) Shri Ravi Gusain, Member Maintenance
- (f) Mrs Richa Bhargava, Member Health
- (g) Sub Brijesh Singh (Retd), Member Security

(c) The Chairman sought co-operation from the residents in discharging his responsibilities as Chairman AVRWA.

(d) The Chairman also thanked the Sadbhavna team under Col Jagmohan for the assistance provided by them in resolution of problems of the residents.

4. **Elections of AVRWA** - The Chairman took this opportunity to convey his appreciation of the transparent manner in which the AVRWA Elections were conducted by the Election Officer deputed by Deputy Registrar and her team. The Chairman also thanked the members for exercising their rights and active participation in the Elections.

5. **Annual Subscription**. Receipt : 2,59,50,000/- (only from subscriptions)  
Expenditure : 2,03,94,218/- (Salary only)

6. **Subscription**. The Chairman declared that there will be no increase in Maintenance Subscription of AVRWA this year. We are reducing the expenditure. So far, we have already reduced the expenditure by Rs. 60,000/-p.m. More measures are in pipeline to further cut down the expenditure.

7. **Ward Development Fund**. Rs. 1,00,000/- is being given to every major Ward, and Rs.75,000/- to smaller Wards, having less than 100 flats, as Ward Development Fund.

8. **Purchase of Leaf Shredding Machine**. AVRWA has procured a 5 HP, 3 phase Leaf Shredding Machine at a cost of Rs. 80,000/-. This can be used by Wards for shredding of dry leaves, which can then be used for composting or as manure.

9. **Purchase of Mini Sewer Cleaning Machine**. The tractor trolley mounted Sewer Cleaning Machine becomes expensive in terms of day to day operating costs and thus, needs to be avoided on smaller jobs. A smaller sewer cleaning machine is, therefore, planned to be procured. It will cost roughly around Rs. 4 lakhs, including the cost of mounting on a rickshaw.

10. **Functioning of Complaint Cell**. We have reviewed the scope of work for electrical, plumbing and sewer complaints and the revised scope of work has been circulated to all Wards/ residents. Feed-back call system to improve the efficiency and accountability of our field staff has also been introduced.

*Tej Kumar*

11. **Waste Management.** New guidelines on waste management have been issued by the government, which are made effective from 01 April 2026. To bring about awareness, the following actions have been taken or are planned :-

- (a) Briefing of all Wards for Safaikaramcharis, helps etc has been organised in accordance with these guidelines.
- (b) For ease of segregation of waste, it is planned to issue segregation bags to all Wards.
- (c) **Composting.** Setting of a composting plant is also in the plans. A survey has been carried out by the Chairman, by visiting existing plants in Noida.

12. **Traffic Management outside CSD and ECHS** - Co-operation is requested from all residents and visitors who visit this area. One way traffic is being planned to streamline the vehicular traffic around CSD, ECHS and AVRWA complex.

13. **Green Belt out side Gate No.1.** Cleaning and beautification of green belt and plantation has been possible due to painstaking efforts of the lady behind this campaign, Ms Preeti Singh, Ward Director and few residents of Ward 18 have also participated in this cleaning effort.

14. **Requests by SOF School for Lease for 25 years.** Registration of School is mandatory to obtain Permanent Education Number (PEN) for students. The appropriateness of grant of 25 years lease to SOF needs to be examined. Col Shashi Vaid (Retd), expressed the view that a lawyer must be consulted and safeguards against long lease be worked out.

15. **The following equipment/work is needed for AVRWA :-**

- (a) **Sewer Cleaning Machine @ Rs. 2.15 Lakhs.** This was discussed and has been approved by GBM (all Ward Directors) and also, approved by the General Body during the AGM.
- (b) **Upgradation and beautification around Gate no. 1 & 3 at an approximate cost of Rs. 4.5 lakhs each.** This was discussed and has been approved by GBM (all Ward Directors) and also, approved by the General Body during the AGM.

16. **Changing of Main Sewer Manhole Covers.** So far, all manhole covers of Noida Authority main sewer lines of Sector 28 and part of Sector 29 have been changed. The remaining manhole covers that need a change or are missing would also be got replaced through Noida Authority.

17. **Change of Sewer Manhole Covers on Sewer lines of Wards.** The work is in progress.

18. **Desilting of Manholes.** A team of AVRWA Safai Karamcharis has been specially formed for desilting/ clearance of manholes and the work is in progress in the Wards, one by one. The team has been doing excellent work, despite the exposure to scorching heat. Ward 6 had appreciated their work by taking care of the staff by grant of incentive to them.

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19. **Lal Market Association.** Association has been told to keep the market area clean. No vendors are being allowed outside the market. Further, Noida Authority has been approached to plan and carry out the face lift of the market building, as has been done for Brahmputra market.

20. **Composting Plant.** We are trying that atleast one plant gets operational. Light connection has been restored. Few parts, which are costing about Rs.4 lakhs, are to be replaced.

21. **Defaulters in AVRWA Subscription** . As on 01 May 2026, the details pertaining to defaulters in payment of AVRWA subscriptions / dues are as follows :-

(a) **Total Defaulters** : 828

(b) **Total outstanding amount** : Rs. 81,62,820/-

22. **AVRWA Software Upgradation** : This upgradation has been taken up at a cost of Rs. 40,000/-, as against the quote of Rs.1.4 lakh.

23. **PAN Card Requirement for Wards.** For transaction of more than Rs. one Lakh per year, PAN Card is required. Ward Directors have been advised to keep the cheque amount less than Rs. 50,000/- to tide over this requirement stipulated by banks

24. **Status of Guard Cabin and Toilet Cabin** : These were ordered at a cost of Rs. 3.5 lakhs to be installed at Gate no. 3 near Ward 12. However, due to objection by a resident from Ward 12, these could not be installed. We have now amicably settled the apprehensions and the Guard Cabin is being installed at Gate no. 3.

25. **Interaction with Noida Authority Officials.** This is being regularly done. Recently on 22 April 2026, we had a meeting with Senior representatives from Work Circle-II, Horticulture, Health and Hygiene, Electrical and Jal Vibhag. (List of approved works is attached as "Appx A").

26. **Road Resurfacing.** Although most of the work is approved, the delay is due to non availability of Bitumin.

27. **Status of Court Cases** :

(a) **Lt Col VP Batra (Ex GMA)-** Gratuity related case is still under adjudication by court.

(b) **Court case by Col (Mrs) Savitri Datta** - A court case between Col Savitri Dutta (Retd), H.No. 105 Sector 29 Vs Col Sandeep Dabas, H.No. 106, Sector 29, Ward 5A is in process with the court.

(c) **Demand cum Show Cause Notice by Office of Commissioners, Central Goods & Service Tax Liability of Rs. 20 Lakhs** - Appeal filed with the Income Tax Appellate Tribunal Hearing has been completed and final order is awaited. The case is being by AVRWA Chartered Accountants. The approximate break down is as under :-

(i) 6.5 Lac +

(ii) 6.5 Lac Penalty + Total 21 Lacs

(iii) 6.5 Lac

(iv) 1.2 Lac

If required, AVRWA may appeal in High Court

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(7)  
(d) **Case by Ms Meeta Choudhary, resident of H.No. 477, Sector 37 Noida against Mr Sunil Rana, Supervisor, AVRWA, regarding Gate No. 3.** This was filed by the resident, while AVRWA supervisor was following instructions issued by AVRWA in connection with restoration of security cabin next to Gate no.3. First hearing was attended by Mr Sunil Rana in the court of Special Executive Magistrate, Noida on 18 February 2026.

28. **Board of Officers for Simplification of process for Sale /Purchase/ Transfoer of Flats and Related Documentation.** The Chairman thanked Col Shashi Vaid (Retd) and member of the Board for doing an excellent work in making a Revised SOP on the subject.

29. **Status of Ward 14A.** All three sub groups have been merged as a single Ward under 14A.

30. **Renting Out Garages and Unauthorised Rooms.** There have been two major cases of breach of security in Arun Vihar. Noida Authority and Police team were carrying out necessary checks. The members have been advised not to rent out, garages or to carry out any other commercial activity from garages.

31. **Request from ECHS for Printer.** As requested by ECHS, a printer is being given to ECHS by AVRWA.

32. **Dispute with Neighbours.** In case of disputes between neighbours / residents, defaulters in payment of subcriptions will not be heard.

### **Agenda Item -3**

33. **Approval of Minutes of Ordinary General Body Meeting held on 10 Nov 2024 and 15 Dec 2024.**

The main headings of the minutes of both OGM dated 10 Nov 2024 and 15 December 2024 well read out by GM (Adm). The minutes were proposed for approval by Brig NM Mahajan (Retd) and seconded by Col Pradaman Singh (Retd) for approval.

### **Agenda Item -4**

34. **Presentation of Budget Proposals of the year 2026-2027**

The Budget for the year 2026-2027 was presented by the Member Finance, Maj Gen Devendra Kapur (Retd). The Member Finance explained in detail and itemwise, the following:-

- (a) Details of types of houses, No. of Members and rates of subscriptiones.
- (b) Budget proposals for the FY 2026-2027.
- (c) **Expenditure**
  - (i) Establishment Expenditure
  - (ii) Adminstrative Expenditure
  - (iii) General Maintenance Expenditure
  - (iv) Miscellaneous Expenditure.

*Devi Kaur*

(d) **Details of Fixed Deposits as on 30 April 2026**

After discussions on the budget, the Budget was proposed to be approved by Brig NM Mahajan (Retd) and seconded for approval by Col Shashi Vaid (Retd).

**Agenda Item -5****35. Appointment of Chartered Accountants**

The appointment of a Chartered Accountant was discussed by the Chairman. After deliberations it was approved by the house that the present Chartered Accountants, Praveen Shri Niwas & Associates be continued as Chartered Accountants of AVRWA for the Financial Year 2026-2027.

**Agenda Item -6****36. Discussion on Points received from the Members**

There were a number of points received from Members, which were taken up for discussion by the Vice Chairman :-

**(a) Col Jasbir Singh r/o of flat no. 774/29, Proposed Points for inclusion to AVRWA Bye-Laws**

(i). Seepage between flats.(upper floor flat to a lower floor flat.

**(ii). Guidelines for Renovation work :-**

(aa) any damage caused to other flats during renovation should be repaired at the cost of there no voting flat owner.

(ab) Taking necessary precaution to avoid damages to other's property and belongings.

(ac) Cleaning up of debris and mess that gets created.

(ad) Reasonable working hours must be followed. Disturbances before 7:00 a.m and after 9:00 p.m should be strictly avoided.

**Decision** : The Vice Chairman stressed on the need for harmonious interaction between neighbours. The residents should seek the help of Ward Director, in resolution of the problems and should cooperate with each other.

(iii). **Eligibility for Ward Committee Membership** : Any flat owner currently involved in an ongoing dispute with another resident should not be nominated to or included as a management committee, particularly if the case is pending with AVRWA, Noida Authority, Courts or any other competent authority. This is necessary potential misuse of position or influence.

**Decision** : It is the prerogative of Ward Director to select a suitable member for the Ward Committee. The Ward Directors need to take this aspect into consideration.

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(b) **Brig Pankaj Mehra (Retd), Ward Director Ward 11A.**

(i). Noida Authority Notices under Sector 10 that certain structural modifications carried out in the houses are considered unauthorized and direct residents to remove such modifications within 30 days, failing which cancellation of lease may be initiated.

(aa) Structural repairs and reinforcements.

(ab) Renovations and internal reconfigurations.

(ac) Limited extensions, generally within plot boundaries, with some exceptions beyond.

(ii). **Red Light violations and need for surveillance at Kargil chowk-** The traffic lights to function during peak hours only. Presently it leads to increase in pollution with a large number of vehicles waiting at the light even when the traffic is minimal.

(iii). **Open Nala Covering & Public Toilet Restoration.** Foul Smell, damage to electronic appliances, posing risk of accidents involving children and vehicles, public toilet adjacent to the Nala, is causing inconvenience and contributing to unhygienic conditions.

**Decision:** These issues will be resolved through interaction and consultation with Noida Authority.

(iv). **Encroachment and Safety Concerns at Brahmaputra Market (Sector 29).**

(aa) Shops are increasingly extending into common areas.

(ab) Shop owner are permitting vendors.

(ac) Eateries- JSB Evergreen and another's- Encroachment extend into public/common area, multiple gas cylinders are stored in the open & market once again deteriorating into congested and unregulated condition.

(ad) Unauthorized parking in front of BP Market.

**Decision:** This falls within jurisdiction of Noida Authority. Noida Authority is being approached from time to time.

(v). Traffic congestion and Access issues near Wrd 11A gates ( Kargil chowk-Botanical garden stretch).

**Decision:** The matter will be taken up with Traffic Police Noida.

(vi). Poor Mobile connectivity in Arun Vihar.

(vii). Lift maintenance and access issues at Botanical Garden Metro Station.

(viii). Repair and strengthening of boundary wall along ganda nala (ward 11A).

**Decision.** The above issues will be again taken up and pursued with concerned agencies and Noida Authority.

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(c) <sup>(/b)</sup> **Shri Pradeep Chandra, r/o H.No. 402, Sector 37.**

(i). **Security is a big issues in Arun Vihar.** - Security should be managed by AVRWA centrally by entrusting it to a professional agency so that security guards are of better quality and are supervised in a professional manner. Patrolling should also be done, carrying walkie talkies.

(ii). **CCTVs Cameras** : Arun Vihar must be properly covered by CCTVs and control rooms setup sector wise and monitored properly in control rooms. Entry and exit gates should be reduced.

(iii). Ward Directors should only be entrusted the work of Sanitation and Horticulture besides other day to day activities in the Wards.

(iv). Annual subscription should be uniform in all 3 sectors of Arun Vihar.

(v). Parking in Lal Market and Canteen areas should be regulated properly to avoid congestion.

**Decision** : Security within the Ward is to be managed by Wards, based on guidelines and instructions issued by AVRWA, in consultaion with Ward Directors. The overall security of Sectors is with in the purview of Police Authorities.

Status quo will be maintained regarding annual maintenance subscription.

AVRWA staff is already regulating the traffic and parking around AVRWA CSD canteen and ECHS complex.

(d) **Lt Col Rajendra Sharma, H.No 132/28.** Chartered Account must be changed every year so that the knowledge and experience of another expert on the subject- preferably the one who has the latest qualification- may help us in improving the quality of the maintenance of accounts.

**Decision** : The Vice Chairman brought out that for the present, there was no need for any change.

(e) **Ms Meera Chhotani H.No. 407/37:** Amendment to Rule The Ward director is also entitled to spend money on expenditure upto Rs.20,000/- with the concert of the committee members but any expenditure (capital) above 20,000/- can be incurred only when the Ward Director submits an estimate at the General Body and it is approved by the residents in the General Body.

**Decision** : This will be governed as per AVRWA Rules and Policy letter on the subject. No deviation from existing rules will be accepted.

(f) **Lt Col Anil Kant Sehgal, H.No. 1457, Sector 37.**

(i) **Channelising Traffic in ECHS / AVRWA-CSD Complex-** Traffic made to be channelised in ECHS/AVRWA. CSD Complex to avoid any untowards incidents and noise pollution. It is suggested that the road stretches from :

(aa) Lal Market- ECHS - T Point

(ab) T- Point - AVRWA office - CSD - Lal Market be made one way during peak hours. If require Police help may be taken.

(ii) **Veterans Parking in ECHS Complex.** Presently veterans visiting ECHS Complex face tremendous problem of parking their vehicles in their complex and parking at wrong places in this area. Purva Sainik (AWHO) can be pressurized to remove the illegal chains which they have put in front of their premises. They have enough parking space inside their boudary wall.

*Testi Wani*

**Decision** : The action has already been taken. One-way traffic has been put in place around CSD Canteen, ECHS and AVRWA office complex by deploying our AVRWA staff and using barriers. The park next to Amar Public School can be utilized as a car park. This has already been disseminated to residents. This has been effective from 07 April 2026.

(g) **Lt Col SM Sharma (Retd) H.No.201/28 Noida**

- (i). In sector 28 wards 1, 2 and 2A should be amalgamated into one ward.
- (ii) Rules for the association must be so formulated as to leave no chance for residents to suspect ward directors for misusing funds. We have had an unwelcome situation in the past.

**Decision** : The proposal has been considered, but no change is contemplated.

(h) **Brig VV Gupta (Retd), H.No.1500/37 Noida**

- (i) **Samvada**- Samvada magazine stopped in Arun Vihar few years ago.
- (ii) **AVRWA & Ward Defaulters**- Cancellation of allotment/ registration.
- (iii) **Peepal Tree- Shani mandir**- continue to obstruct traffic between DPS & Sector 28.
- (iv) **Right to Privacy**- Corner flat 483/37 constructed grill with 10 ft high hedge plus creating a blind corner- Vehicle from Mother Diary and from Sector gate turning to mother diary.

**Decision**: Publication of samvada magazine will be looked into.

Notices are being issued to defaulters with long outstanding dues. In response, AVRWA have been able to recover outstanding dues in several cases. In cases, where defaulters are not responding / not paying dues, cancellation of membership and cancellation of lease will be pursued in few cases.

The matter of Peepal tree will be taken up with Noida Authority.

The issue regarding blind corner (flat no. 483/37) will be examined.

(i) **Madhukar Jetley, Advocate SCBA, House No 1439, Sector 37**

- (i). **Online Voting**. AVRWA needs online voting compulsorily.
- (ii). **Tenure**. Increase the tenure of elected committee to three years from current period of one year which is too less for anyone to practically perform.

**Decision** : The proposal for online voting has not been accepted. No change in the tenure of Management is planned for the present.

(k) **Brig Narendra Nath (Retd), 458, Sector 37**

- (i). It is pointed out that the AGM under AVRWA Rule is required to be held in March every year. Further it is noteworthy that the rule is of mandatory nature. Your attention is drawn to the elementary fact that when the law / rule requires a certain thing to be done in a particular manner, it has to be done in such manner or not at all.

*U. S. Narain*

(ii). Since the AGM on 03 May 2026 as intimated is in violation of AVRWA Rule 11, the same if objected to, may be declared illegal by competent authority / forum and the decisions taken in such meeting are liable to be set aside.

(iii). The seriousness of the violation of the rule assumes added importance since that neither there appears to be any necessity when the election and installation of new management was in the time frame as envisaged while framing the AVRWA Rules nor any reason / justification has been given.

**Decision** : The present Management assumed charge on date to be verified 18 February 2026. The Management needed more time to plan the budgetary aspects. There was no intention of violating the provisions of the AVRWA Rules.

(l) **Shri YS Negi, House No. 1915, Sector 37**

(i). Where the ownership of a flat is vested jointly, anyone of the joint owner shall be eligible for casting vote and as well as contesting Election provided the first owner gives the consent in writing in favour of any one joint owner well in advance.

**Decision** : This point will be deliberated and may be considered in the future.

(ii). Quarterly Audit (Ward). Once audits have been duly conducted and certified by AVRWA, their findings should be treated as final.

**Decision** : The Audit Board proceedings are being treated in the same manner, unless any specific complaints are received.

(iii). It is proposed that Ward quarterly audits, may be conducted exclusively by auditors duly appointed or empanelled by AVRWA.

**Decision** : This is being followed. The auditors are being appointed by AVRWA.

(m) **Shri Larson Lawrence, H.No. 1887/37**

(i). **Representation of jointly Owners Flats.** Under joint ownership, any co-owner shall be eligible to cast a vote and or contest AVRWA/Ward election.

**Decision** : This point will be deliberated and may be considered in the future.

(ii). **Concerns regarding quarterly audit conducted by AVRWA.** The audit conducted and certified by AVRWA be considered final and not subject to challenge on frivolous or unsubstantiated grounds. All ward audit should be carried out exclusively by auditors who are duly appointed or empanelled by AVRWA.

**Decision** : This is being followed, unless there are complaints on the Accounts. The auditors are being appointed by AVRWA.

(n) **Mrs Veena Kohli, H.No. 1174/37**

**Car Parking Issue.** Recovery of lost car parking by H.No. 1173, Sector 37, Noida

**Decision** : This point needs to be discussed with Ward Director and the concerned residents.

*Tej Kumar*

**Decision** : The matter of relaying of road has already been projected to Noida Authority. This will be pursued.

(ii). Security at main gates 01 and 02. To be streamlined/tightened due to increase in thefts and unwanted traffic especially towards evening 7 pm - 12 pm.

**Decision** : Necessary measures are being taken to revamp security.

(iii). Encroachments & nonpayment of subscription both to AVRWA and Wards.

**Decision** : These issues are being dealt with, on case to case basis. Guidelines and instructions are being issued by AVRWA from time to time.

(iv). Better street lighting in green belts specially the one leading to metro station from sector 37 Golf Course.

**Decision** : Action will be initiated for better street lightning.

(p) **Brig Raj Bansal, 217 Sector 28**

(i). **NFFU has been selectively denied to Armed Forces.** AVRWA and AVCC are closely concerned with the well-being of its residents. Suggest to voice our feelings and true feed-back to our three Service Chiefs for communicating to Top Political Hierarchy.

**Decision** : The matter of NFFU is not within the purview of AVRWA.

(ii). **Residents are not permitted to hire out Garages** - Allahabad High Court ruling exists. Suggest to lay down specific time frame for vacation. Till then, a stringent procedure be evolved to control and limit entry of only bonafide tenets due to security reasons and reduce burden on our limited infrastructural facilities.

**Decision** : This has been reiterated to residents. Ward Directors have been advised to issue notices to owners, who have rented out garages.

(iii). **Our residential buildings are more than 40 years old.** It is time to convene their Structural Audit in the interest of residents' safety and ensure implementation of its findings in a specified time bound plan.

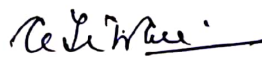
**Decision** : It may not be within capacity of AVRWA to undertake such structural audit. AVRWA would have to hire the services of professional consultant/firms to carry out such audit, which would entail significant cost.

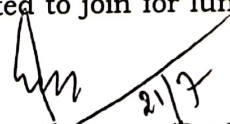
(p) **Lt Col Divesh Goel, Ward 3A.** Amendment has been requested in Rule 6.3 as under:-

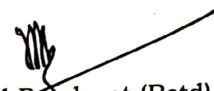
Permanent Member who have sold /transferred their flat but continue to stay in the house/Ward will continue to be the Permanent Members.

**Decision** : As of now, no change is envisaged. This may be deliberated in the OGM in the future.

37. As there were no more points from the members, the AGM was declared closed at 1:00 p.m. The members were requested to join for lunch, which had been laid out in the lawn outside.

  
Col CS Tiwari (Retd)  
Gen Manager (Adm)

  
Lt Col CK Sharma (Retd)  
Vice Chairman

  
Col Prashant (Retd)  
Chairman

21.07.2026